

Guidelines for Neighbors

The primary challenge for residents is to reduce the construction project's impact on their home life and routine.

- a. Recognize that style is not regulated except in Historic Landmark Districts and some overlay districts
- b. Solicit information regarding the extent of the project
- c. Expect construction to be noisy and messy, especially at first
- d. Be familiar with City ordinances regulating construction operations
- e. Don't use the job site dumpster
- f. Know the project time frame – generally, the time frame is three to four months for interior work, six months for exterior remodeling, and a year for a new home or a condominium project



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Construction in the Neighborhood



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Construction in the neighborhood brings sounds and sights quite out of the ordinary – hammers, saws, trucks, dumpsters, and portable toilets. Workers' trucks and private cars may complicate the parking situation on the block.

Noise and inconvenience are inevitable, but temporary. By minimizing the noise and inconvenience during construction, the contractor reduces the possibility of conflict with the neighboring residents.

Neighborhood residents and contractors who use the 4-C Solution of coping with construction in the neighborhood can expect a relatively painless experience during the job.

The 4-C Solution

1. Communication

Builders who alert neighbors of the project and attempt to limit the impact that construction invariably causes will win the tolerance and patience of others.

A flyer or letter to residents in the immediate area explaining the project and the anticipated schedule can reduce concerns about the short-term problems commonly generated by construction.

2. Common Sense

While it is the nature of construction to be messy, noisy and paced to meet the pressure of deadlines and budgets, neighborhood sites require special consideration.

Residents who have reservations about the eventual outcome or design of a project must understand that the contractor has satisfied all zoning and building permit requirements before the permit has been issued.

3. Courtesy

Builders can work to the limit of the law, which allows construction noise from 7 a.m. to 9 p.m. seven days a week. Thoughtful contractors who make the effort to schedule the more disruptive aspects of the project to take place during weekdays between 8 a.m. and 5 p.m. should expect few complaints from the surrounding residents.

Builders who respect neighbors' concerns and take action to remedy or modify a problem will find that kind of consideration gains friendly support during the project. By responding with common courtesy, the contractor may attract a future project from another homeowner.

4. Compromise

Compromise begins when builders and neighbors consider each other's point of view.

Compromise takes place through friendly communication between neighbors, the owner and the contractors.

Guidelines for Builders

Informing Neighbors

At least two days in advance of construction, the owner should:

- a. Call or meet with as many neighbors as possible
- b. Mail a letter or circulate flyers describing the project
- c. Post a sign at the site with a phone number for questions (Such signs require a City permit)

During Construction

Considerate site policies and procedures should be specifically outlined for the contractors' employees as well as any sub-contractors on the job.

- a. Limit working hours of high noise operations to the middle of the day at least until the structure is fully enclosed
- b. Limit and control radio noise
- c. Consider neighbor's exposure in siting and screening the project's mechanical equipment
- d. Place the dumpster on the lot or on the street in the middle of the site
- e. Avoid blowing debris and accumulation of clutter
- f. Cover the dumpster with a tarp bound by cord to contain dust and debris and to control unauthorized use of the dumpster
- g. Park construction vehicles off-street if possible. Turn off engines unless operating other equipment
- h. Place portable toilets away from property lines in less visible locations; arrange for regular service
- i. Control dust with water and chutes
- j. Avoid damage to trees and landscaping
- k. Post the building permit



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